

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
WEDNESDAY, DECEMBER 6, 2011**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Wednesday, December 6, 2011 at 4:05 PM for a Public Meeting in the Council Chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana. The meeting was called to order by Commission President, Matt Reardon. Minutes were recorded by Redevelopment Director Cecile Petro.

ROLL CALL:

Present on roll call included Commissioners David Beanblossom, Matthew Reardon, and George VandeWerken. Also in attendance were Mr. Fred Terpstra, Mr. Mike Wondaal, and Mr. Greg Maurer from Culver’s Restaurants and Redevelopment Director Cecile Petro. President Matt Reardon asked for general introductions and provided an explanation of the Open Meetings Act and the process of designating an Economic Development Target Area.

MINUTES OF THE PREVIOUS SESSIONS:

Commissioner VandeWerken made a motion to approve the minutes of the Public Meeting and Study Session of May 24, 2010 as published and posted. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

The Director reviewed the **Annual Report for 2010** which was submitted to the State. It was received as information.

Commissioners reviewed the information provided regarding the designation of 3940-3950 Ridge Road as an **Economic Development Target Area**. The Application and SB-1 form were reviewed for accuracy and completeness. Several items on the forms were discussed and the form will be resubmitted by the applicant to include the following:

- a) the address will include 3940 Ridge Road, as well as, 3950 Ridge Road;
- b) the description of property improvements will include building a 4200 square foot building;
- c) the estimated number of jobs will reflect 35 on all documents; and
- d) the name of the taxpayer will include both the owner of the property and the owner of the business.

Commissioners asked Mr. Terpstra if the ground has been remediated. He stated that it has and he is awaiting papers which state that it is ready for development.

Commissioners reviewed the design of the building on the proposed lot, including landscaping. Mr. Terpstra explained the position of the building on the lot and the effect on traffic flow, as well as safety issues, such as fewer curb cuts. He offered photographs of other Culver's and stated that his building will follow the same design.

The Director and President explained the Tax Abatement benefit to the owner over the course of ten years based upon his proposed amount of improvements (\$99,081). Ten years is the limit for Tax Abatement currently given in the Town of Highland. The Director also stated that Personal Property Tax Abatement cannot be given for retail and that the Town does not eliminate charges for building, electrical, or plumbing permits, sewer and water hookups and demolition costs.

Commissioners also questioned the use of local labor and prevailing wages for employees. Mr. Terpstra replied that the general contractor and possibly two others will be on site from corporate offices in Wisconsin. All other employees will be hired locally for construction and for retail. Prevailing wage will be paid.

Lastly, the usual contribution to Highland's Economic Development Fund was discussed. The Director recommended to the EDC that the lower of two possibilities be requested of Culver's due to the transition from a 1% of improvement costs (\$9500.00) to a 15% of tax savings (\$12,139 Net Present Value) that will take effect as soon as a new Ordinance is passed by the Town Council to reflect the State statute (IC 6-1.1-12.1.14).

Commissioner Beanblossom made a motion to recommend to the Town Council the creation of an Economic Development Target Area for 3940-3950 Ridge Road. In addition, the EDC is supportive of Culver's Restaurant's application and fees as of today and the hiring of qualified local contractors and local employees at prevailing wages for a ten-year tax abatement. Commissioner VandeWerken seconded the motion. **By unanimous voice vote, the motion passed.**

BUSINESS FROM COMMISSIONERS: None

PUBLIC COMMENT: None

NEXT MEETING: Scheduled on an as needed basis

ADJOURNMENT:

At 5:17 Commissioner Beanblossom made a motion to adjourn and Commissioner VandeWerken seconded the motion. **Motion carried by unanimous voice vote.**